#495

BILL NO. Z-92-01-31

ZONING MAP ORDINANCE NO. Z-01-92

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. F-3.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a R-1 (Single Family Residential) District under the terms of Chapter 33 of the Code of the City of Fort Wayne, Indiana of 1974:

Parcel "A"

Part of Lot #10 in Samuel Edsall's Subdivision of Lagro Reserve, Section 8, Township 30 North, Range 12 East, Allen County, Indiana more particularly described as follows: Commencing at the Northeast corner of Lot #10 in Edsall's Subdivision of Lagro Reserve; thence South 0 degrees 19 minutes 45 seconds East along the East line of said Lot #10 a distance of 75 feet to a point on the South right-of-way line of Illinois Rd.; thence South 0 degrees 19 minutes 45 seconds East along the East line of said Lot #10 a distance of 242.1 feet to the point of beginning. BEGINNING at the above described point; thence South 0 degrees 20 minutes 08 seconds East a distance of 257.9 feet; thence South 89 degrees 05 minutes 18 seconds West and parallel to said South line a distance of 216.55 feet; thence South 0 degrees 20 minutes 08 seconds East a distance of 340 feet; thence North 89 degrees 05 minutes 18 seconds East on and along the South line of Lot #10 to a point known as the Southeast corner of Lot #10; thence South 0 degrees 20 minutes 08 seconds East and parallel to the West line of said lot a distance of 370.74 feet; thence South 89 degrees 30 minutes West a distance of 194.54 feet; thence South 0 degrees 20 minutes 08 seconds East and parallel to the West line of Lot #19 in Samuel Edsall's Subdivision of Lagro Reserve, a distance of 89.26 feet to a point on the North line of Lot #22 in Samuel Edsall's Subdivision of Lagro Reserve; thence parallel to the East right-of-way line of Reckeweg Rd. bearing South 0 degrees 20 minutes 08 seconds East a distance of 436.32 feet to a point on the South line of Lot #22 and situated 270.00 feet from the East right-of-way line of said road; thence South parallel to the East right-of-way line of Reckeweg Road bearing South 0 degrees 20 minutes 08 seconds East a distance of 314.54 feet to a point situated 270.00 feet East of the right-of-way line of Reckeweg Road; thence North 89 degrees 30 minutes 18 seconds East and parallel to the North line of Fleck's Subdivision as recorded in Plat Book 15, Page 58, a distance of 685.55 feet to a point located on the East line of Lot #23 of Samuel Edsall's Subdivision of Lagro Reserve; thence South 0 degrees 42 minutes 0 seconds East along the East line of said Lot #23 a distance of 131.18 feet to the Northeast corner of Fleck's Subdivision; thence South along the East line of Lot #26 of Edsall's Subdivision of Lagro Reserve a

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distance of 435.00 feet to the Southeast corner of said Lot #26; thence South on and along the East line of said lot a distance of 435.4 feet to the Southeast corner of Lot #27; thence West on and along the South line of Lot #27 a distance of 30 feet to a point on the North right-of-way line of West Jefferson Blvd. also known as the Northeast corner of Lot #9 of the Summit Place Addition as recorded in Plat Book 12, Page 35; thence in a Southwesterly direction on and along the North right-of-way line of West Jefferson Blvd. a distance of 220.8 feet to a point on the West property line of Lot #9 of said Summit Place Addition; thence South on said right-of-way line a distance of 8.9 feet; thence in a Southwesterly direction on and along said right-of-way line a distance of 66.9 feet to a point on the North right-of-way line of Palatine Drive; thence in a southwesterly direction along the extended North right-of-way line of U.S. #24 to a point situated on the Southeast corner of Lot #27 of Summit Place Amended Addition as recorded in Plat Book 15, Page 28; thence on and along the North right-of-way line of U.S. #24 a distance of 701.3 feet; thence in a southwesterly direction along the extended North right-of-way line of North Bend Drive to a point situated on the West right-of-way line of Reckeweg Rd.; thence continuing on and along the North right-of-way line of North Bend Drive a distance of 1014.2 feet to the Southwest corner of Lot #8 of Christles Extended Addition as recorded in Plat Book 16B, Page 180; thence North on and along the West property line of said lot a distance of 533.00 feet to the South line of the Lagro Reserve; thence East on and along the South line of Lagro Reserve a distance of 36 feet to the Southwest corner of the Westmoor Addition as recorded in Plat Book 19, Page 147; thence North on and along the West line of Lot #29 and Lot #28 of Samuel Edsall's Subdivision of Lagro Reserve and the West line of Westmoor Addition a distance of 649.50 feet to the Northwest corner of Lot #16 of said Westmoor Addition; thence North on and along the West line of Lagro Reserve to a point situated on the South line of Lot #24 of Samuel Edsall's Subdivision of Lagro Reserve; thence East on and along the South line of said Lot #24 a distance of 1001.17 feet to a point known as the Southeast corner of said Lot #24; thence North on and along the East line of said lot a distance of 326.7 feet; thence West on and along a Northern boundary of Springmill Woods Addition a distance of 352.14 feet; thence North a distance of 108.9 feet to the North line of said Lot #24; thence West on and along the North line of said lot a distance of 650.0 feet to the West line of Lagro Reserve also known as the Southwest corner of Lot #21 of Samuel Edsall's Subdivision of Lagro Reserve; thence North on and along the West line Lagro Reserve a distance of 722.9 feet to the corner of Lot #16 of Terrace Estates Addition, Sec. "B" as recorded in Plat Book 29, Page 105; thence East on and along the South line of said addition a distance of 1000.56 feet to a point situated on the West line of Lot #19 of Samuel Edsall's Subdivision; thence North 0 degrees 20 minutes 08 seconds West on and along the West line of Lot #10 of said subdivision a distance of 771.6 feet; thence North 89 degrees 05 minutes 18 seconds East a distance of 525.89 feet to the point of beginning. Subject to all public right-of-way grants and dedications.

and the symbols of the City of Fort Wayne Zoning Map No. F-3, as established by Section 11 of Chapter 33 of the Code of

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the City of Fort Wayne, Indiana are hereby changed accordingly.

SECTION 2. That this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

C. L. Edmonds
Councilmember

APPROVED AS TO FORM AND LEGALITY:

J. T. McCaulay
J. TIMOTHY MCCAULAY, CITY ATTORNEY

Read the first time in full and on motion by Edmonds, seconded by Talarico, and duly adopted, read the second time by title and referred to the Committee on ~~Council~~ Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common ~~Council~~ Conference Room 128, City-County Building, Fort Wayne, Indiana, on _____, the _____, day of _____, 19____, at _____ o'clock ~~P~~ M., E.S.T.

DATED: 1-14-92

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Edmonds, seconded by Bradbury, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	8			1
BRADBURY	✓			
EDMONDS	✓			
GiaQUINTA	✓			
HENRY	✓			
LONG	✓			
LUNSEY	✓			
RAVINE				✓
SCHMIDT	✓			
TALARICO	✓			

DATED: 2-11-92

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as ~~(ANNEXATION)~~ ~~(APPROPRIATION)~~ ~~(GENERAL)~~ ~~(SPECIAL)~~ (ZONING) ORDINANCE ~~RESOLUTION~~ NO. Z-01-92 on the 11th day of Feb., 1992

ATTEST:

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

(SEAL)

Thomas C. Henry
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 13th day of Feb., 1992, at the hour of 11:30 o'clock A.,M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 20th day of February, 1992, at the hour of 8:30 o'clock A M., E.S.T.

PAUL HELMKE, MAYOR

PRESCRIBED BY STATE BOARD OF ACCOUNTS BOYCE FORMS SYSTEMS, MUNCIE, IN.

GENERAL FORM NO. 352

RECEIPT

№ 10874

COMMUNITY & ECONOMIC DEVELOPMENT

FT. WAYNE, IND., 12/19 1991

RECEIVED FROM James Hilgemann $100.00

THE SUM OF One hundred & 00/100 DOLLARS

ON ACCOUNT OF Rockway Rd Assn

rezoning RA to R-1

3391

PAID BY: CASH ☐ CHECK ☒ M.O. ☐

AUTHORIZED SIGNATURE

PETITION FOR ZONING ORDINANCE AMENDMENT

RECEIPT NO. 10874

THIS IS TO BE FILED IN DUPLICATE

DATE FILED 12-19-91

INTENDED USE _____

~~I~~/WE, The Reckeweg Road Area Association/Neighborhood
(Applicant's Name or Names)

do hereby petition your Honorable Body to amend the Zoning Map of Fort Wayne, Indiana, by reclassifying from ~~a~~/an RA District to ~~a~~/an R1 District, the property described as follows:

See Attached Document

(LEGAL DESCRIPTION) If additional space is needed, use reverse side.

ADDRESS OF PROPERTY TO BE INCLUDED: Reckeweg Road area between Wisteria Lane at the North end and Jefferson Boulevard at the South end.

(General Description - For Planning Staff Only)

~~I~~/WE, the undersigned, certify that I am/we are the owner(s) of fifty-one percentum (51%) or more of the property described in this Petition.

(NAME)	(ADDRESS)	(SIGNATURE)
Ray L. Anderson	1639 Reckeweg Rd.	Ray Lee Anderson
Joan Rita E. Anderson	1639 Reckeweg Rd.	Joan Rita E. Anderson

(If additional space is needed, please use reverse side)

Legal Description checked by _____
(OFFICE USE ONLY)

NOTE FOLLOWING RULES:

All requests for deferrals, continuances, withdrawals, or requests that the ordinance be taken under advisement shall be filed in writing and be submitted to the City Plan Commission prior to the legal notice pertaining to the ordinance being sent to the newspaper for legal publication. If the request for deferral, continuance or request that ordinances be taken under advisement is received prior to the publication of the legal ad being published, the head of the Plan Commission staff shall not put the matter on the agenda for the meeting at which it was to be considered. The Plan Commission staff will not accept requests from petitioners for deferrals, continuances, or requests that an ordinance be taken under advisement, after the legal notice of said ordinance is forwarded to the newspaper for legal publication but shall schedule the matter for hearing before the City Plan Commission. (FILING FEE IS $100.00)

Name and address of the preparer, attorney or agent:

(NAME)	(ADDRESS & ZIP CODE)	(TELEPHONE)
RAY LEE ANDERSON	1639 Reckeweg Road 46804	(219) 432-2038

COMMUNITY DEVELOPMENT & PLANNING/Division of Long-Range Planning & Zoning and (CITY PLAN COMMISSION)/Room 830, City-County Building, One Main Street, Fort Wayne, Indiana 46802 (TELEPHONE: (219) 427-1140).

Applicants, property owners and preparer shall be notified of the Public Hearing approximately ten (10) days prior to the meeting.

Legal description of property to be rezoned:

OWNERS OF PROPERTY:

(NAME)	(ADDRESS)	(SIGNATURE)
Ray L. Anderson	1629 Reckeweg Rd.	Ray Lee Anderson
Joan Rita E. Anderson	1629 Reckeweg Rd.	Joan Rita E. Anderson
Ray L. Anderson	1617 Reckeweg Rd.	Ray Lee Anderson
Joan Rita E. Anderson	1617 Reckeweg Rd.	Joan Rita E. Anderson

NOTE: ALL CHECKS ARE TO BE MADE PAYABLE TO: CITY OF FORT WAYNE.

This form is to be filed in DUPLICATE.

NOTICE: FILING OF THIS APPLICATION GRANTS THE CITY OF FORT WAYNE PERMISSION TO POST "OFFICIAL NOTICE" ON THE PETITIONED PROPERTY.

FAILURE TO POST, OR TO MAINTAIN POSTING CAN PREVENT THE PUBLIC HEARING FROM BEING HELD.

OWNERS OF PROPERTY

NAME	ADDRESS	SIGNATURE
Dale E. Hacker	1710 Reckeweg Rd.	Dale E. Hacker
Lael Raefmer	2132 Reckeweg Rd.	Lael Raefmer
Gerald Senff	2031 Reckeweg	Gerald Senff
Pamela S. Wygant	2112 Reckeweg Rd	Pamela S. Wygant
James L Ruler	1946 Reckeweg Rd.	James L Ruler
Oswald D. Raney	1905 Reckeweg Rd.	Oswald D Raney
Angelina A. Frane	1624 Reckeweg Rd	Angelina A. Frane
FRANCIS FRANE	1624 Reckeweg, Rd.	Francis Frane
Billie J Bucher	1940 Reckeweg Rd	Billie J Bucher
Penny Dirig	1911 Reckeweg Rd.	Penny Dirig
MICHAEL DIRIG	1911 RECKEWEG	Michael Dirig
Elnora Raney	1905 Reckeweg Rd	Elnora Raney
Ray L. Anderson	1611 Reckeweg Rd	Ray Lee Anderson
Joan Rita E. Anderson	1611 Reckeweg Rd.	Joan Rita E. Anderson
Ray L. Anderson	1707 Reckeweg Rd.	Ray Lee Anderson
Joan Rita E. Anderson	1707 Reckeweg Rd.	Joan Rita E. Anderson
Ray L. Anderson	1711 Reckeweg Rd.	Ray Lee Anderson
Joan Rita E. Anderson	1711 Reckeweg Rd.	Joan Rita E. Anderson

OWNERS OF PROPERTY

NAME	ADDRESS	SIGNATURE
Devonna Sanders	4627 Ridgeland Dr	DEVONNA SANDERS
Leland S. Sanders	1820 Reckeweg Rd.	Leland S. Sanders
Margaret J. Helgemann	1733 Reckeweg Rd	Margaret J. Helgemann
Mildred M. Hood	5108 N. Bend Dr.	Mildred M. Hood
Ruth E. Fairfield	5128 No. Bend Dr.	Ruth E. Fairfield
Paul W. Fairfield	5128 N. Bend Dr	Paul W. Fairfield
Mary Schneider	2021 Reckeweg	Mary Schneider
Marie Doussant	2102 Reckeweg Rd	Marie Doussant
Phyllis A. Shockley	2092 RECKEWEG RD	Phyllis A. Shockley
DIANE SHOCKLEY	2092 RECKEWEG RD	Diane Shockley
S R Sy C	1515 Reckeweg, Rd	

OWNERS OF PROPERTY

NAME	ADDRESS	SIGNATURE
JAMES E HILGEMANN	1741 RECKEWEG Rd.	James E. Hilgemann
Lorene Hilgemann	1741 Reckeweg Rd.	Lorene R. Hilgemann
WERNER H. ACHENBACH	1939 Reckeweg Rd	Werner H Achenbach
STELLA ACHENBACH	1939 Reckeweg Rd	Stella Achenbach
PHIL L RAUNER	4811 Palatine Dr	Phil L Rauner
Jean B. Eckrich	4808 Palatine Dr.	Jean B Eckrich
CHARLES F. CAESAR (JR)	4805 PALATINE DR.	Charles F. Caesar
MARGARET A. CONNER	4820 PALATINE DR.	Margaret A. Conner
FORREST W. CONNER	4820 PALATINE DR	Forrest W Conner
DEBRA S. SWILHART	4827 PALATINE DR	Debra S. Swilhart
KEVIN R. SWILHART	4827 PALATINE DR.	Kevin R Swilhart
Neal Shady	4831 Palatine Dr	Neal Shady
KEVIN CATHLON	4832 PALATINE DR	Kevin J Cathlon
DAN MC KINNEY	4931 RIDGELYNE	Dan Mc Kinney
MARK H. LEFFLER	5119 RIDGELANE DR	Mark H Leffler
Lisa A Leffler	5119 Ridgelane Dr	Lisa A Leffler
Wm. P. GASPER	5121 Ridgelane DR.	Wm. Gasper
Michael KRINN	5007 RIDGELANE DR.	Michael Krinn
TONYA KRINN	5007 RIDGELANE DR	Tonya Krinn
Harold Fanning	1817 Reckeweg Rd	Harold Fanning
LOUISE FANNING	1817 Reckeweg Rd	Louise Fanning
Beth Hukill	4824 Palatine DR.	Beth Hukill
Brook Hukill	4824 PALATINE DR	Brook Hukill

OWNERS OF PROPERTY

NAME	ADDRESS	SIGNATURE
Stephen A. Whearley	4814 Palatine Dr.	Stephen A. Whearley
JAMES T. BUBB	4628 RIDGELANE	James T. Bubb
Gary L. Otis	4933 North Field Dr.	Gary L Otis
DONALD T. BRIEGEL	5027 RIDGELANE DR.	Donald T. Briegel
Linda V. LAKEWIND	5002 Northfield Dr	Linda V. Lakewind
Kenneth Bremer	4728 RIDGELANE	Kenneth Bremer
DWAYNE A HARTMAN	4710 RIDGELane	Dwayne A Hartman
DIANE L. CAESAR	4805 PALATINE DR	Diane L. Caesar
MARY F CLAPPER	5050 Northfield Dr	Mary F. Clapper
KIRK W WALKER	5008 Southfield DR.	Kirk W Walker
KAY F. SURFACE	4925 NORTHFIELD	Kay F Surface
LLOYD L. SURFACE	4925 NORTHFIELD	Lloyd L Surface
Teresa E Malick	5025 Northfield Dr.	Teresa E Malick
STANLEY J. JOHNSON	5034 NORTHFIELD DR	Stanley J Johnson
M. Jeanette Johnson	5034 Northfield Dr.	M. Jeanette Johnson

OWNERS OF PROPERTY

NAME	ADDRESS	SIGNATURE
Samuel R Blough	4722 Ridgelane	Samuel R Blough
Ronald Lewis	4711 Ridgelane	Ronald Lewis
Tammy Flatt	4710 Ridgelane	Tammy Flatt
RAY E. ARNOLD	4708 RIDGELANE	Ray E. Arnold
HAZEL R. SANDERS	4616 RIDGELANE Dr.	Hazel R. Sanders
Sharon Bubb	4628 Ridgelane Dr.	Sharon Bubb
Scott Thelen	4622 Ridgelane Dr	Scott Thelen
Michael B. Vaughn	4604 Ridgelane Dr.	Michael B. Vaughn
JEAN COLLIER	4603 Ridgelane Dr.	Jean Collier
Kay Morningstar	4619 Ridgelane Dr.	Kay Morningstar
MRS. RUTH BREMER	4728 Ridgelane Dr.	Mrs. Ruth Bremer
Brian Bauermeister	4802 Ridgelane Dr.	Brian Bauermeister
Mark L. Shannon	4803 Ridgelane Dr.	MARK L. SHANNON
NORMA J. BLOUGH	4722 RIDGELANE DR.	Norma J. Blough
Bonnie Shannon	4803 Ridgelane Dr.	Bonnie Shannon
Lori Bauermeister	4802 Ridgelane Dr.	Lori Bauermeister
John R. Cress	4725 Ridgelane Dr	John R. Cress
Marilyn Lewis	4711 Ridgelane Dr.	Marilyn L Lewis
Elizabeth Mowery (Thelen)	4622 Ridgelane	Elizabeth Thelen
DOUGLAS W. COLLIER	4603 RIDGELANE DR	Douglas W Collier
Robert A Peterson	4719 Ridgelane Dr	Robert A Peterson
RITA L. PETERSON	4719 RIDGELANE DR	Rita A Peterson
Judith M. BARTLETT	4611 Ridgelane Dr	Judith M Bartlett
WAYNE G. BARTLETT	4611 RIDGELANE DR	Wayne G. Bartlett

COMMUNITY & ECONOMIC DEVELOPMENT

MEMORANDUM

TO: City Council Members

FROM: Greg Purcell, Director, Community and Economic Development

DATE: February 5, 1992

SUBJECT: Recommendation from Plan Commission

The attached land use petition has been reviewed by the Fort Wayne Plan Commission and forwarded to you for final action. The Plan Commission's recommendation on each case, made after public hearing and review, has been certified by the Commission's Secretary and is summarized on the attached "Fact Sheet".

Occasionally, there will be a significant delay between the time the petition is filed and when the Plan Commission certifies its recommendation and forwards the case to you. This delay occurs when a petition receives "Conditional Approval" -- approval subject to the petitioner fulfilling certain obligations. In such cases the Plan Commission's staff holds the petition until all conditions have been met by the petitioner. Once all conditions have been satisfied, the case is forwarded to you.

As always, if you have any questions concerning the attached cases, please do not hesitate to call me or the Land Use Management staff at 427-1140.

/kp

Introduced
1-14-92

No Action

1. Change of Zone - Bill No. Z-92-01-31

Amendment: From RA to R1

Location: Reckeweg Road from West Jefferson north to within 300 feet of the Illinois Road right-of-way.

Applicant: Reckeweg Road Area Association

Proponents: Laurene Hilgeman, 1741 Reckeweg Road

Opponents: Cloyd Eloph, 1522 Reckeweg Road
Bart Bunn, 1820 Reckeweg Road

Summary of Discussion: This rezoning would help preserve the single family residential integrity of the area.

Staff Recommendation: Do Pass

Plan Commission Recommendation: Do Pass

Recommendation Given: February 3, 1992

Committee Session Date: February 18, 1992

FACT SHEET

Z-92-01-31
BILL NUMBER

Division of Community Development & Planning

BRIEF TITLE
Zoning Ordinance Amendment
RA to R-1

APPROVAL DEADLINE

REASON

DETAILS

Specific Location and/or Address
Reckeweg Road from W Jefferson north to within 300 feet of the Illinois Rd right-of-way.

Reason for Project
Preservation of neighborhood integrity.

Discussion (Including relationship to other Council actions)

January 27, 1992 - Public Hearing

(See Attached Minutes of Meeting)

February 3, 1992 - Business Meeting

Motion was made and seconded to return the ordinance to the Common Council with a DO PASS recommendation.

Of the six (6) members present, six (6) voted in favor of the motion.

Motion carried.

POSITIONS	RECOMMENDATIONS
Sponsor	City Plan Commission
Area Affected	**City Wide** **Other Areas**
Applicants/ Proponents	**Applicant(s)** Reckeweg Road Area Associati **City Department** **Other**
Opponents	**Groups or Individuals** Cloyd Eloph, 1522 Reckeweg R Bart Bunn, 1820 Reckeweg Rd **Basis of Opposition** -rezoning would decrease property values
Staff Recommendation	[X] For [ ] Against **Reason Against**
Board or Commission Recommendation	**By** [X] For [ ] Against [ ] No Action Taken [ ] For with revisions to conditions (See Details column for conditions
CITY COUNCIL ACTIONS (For Council use only)	[ ] Pass [ ] Other [ ] Pass (as amended) [ ] Hold [ ] Council Sub. [ ] Do not pass

DETAILS

POLICY/PROGRAM IMPACT

Policy or Program Change	☐ No ☐ Yes
Operational Impact Assessment	

(This space for further discussion)

Project Start Date 19 December 1991

Projected Completion or Occupancy Date 5 February 1992

Fact Sheet Prepared by Date 5 February 1992

Patricia Biancaniello

Reviewed by Date

5 FEBRUARY 1992

Reference or Case Number

Bill No. Z-92-01-31 - Change of Zone #495
From RA to R-1
Reckeweg Road area North of Jefferson Blvd., and South of Wisteria Lane.

Ms. Laurene Hilgeman, 1741 Reckeweg Road, appeared before the Commission as a member of the Reckeweg Road Area Association and for Ray Anderson, President of the Reckeweg Road Area Association. Ms. Hilgeman stated that the reason for the request is due to the fact that the current zoning allows for multi-family housing and they want to reverse this trend in order to maintain the single family residential character of the area. She stated that the area is mostly single family at the present. She stated that they also feel that this reclassification will protect their property values. She stated that Terrace Estates which is one of the sections of the Association was just recently rezoned to R-1 for the same reasons. She stated that she was concerned with the changes in the area.

David Long, Councilman for the 4th District, appeared before the Commission. Mr. Long spoke in favor of the rezoning classification. He stated that he felt the area was quite fragile as far as where its future is going. He stated he felt this rezoning effort would impact the area for future generations.

Tom Hayhurst, representing CORE (Citizen's Organized for Responsible Enterprise) appeared before the Commission. Mr. Hayhurst stated that they supported the downzoning.

Cloyd Eloph, 1522 Reckeweg Road, appeared before the Commission in opposition to the rezoning. Mr. Eloph stated that he was concerned that the rezoning would raise his taxes. Mr. Eloph presented the Commission with a petition signed by seventeen (17) residents of the Reckeweg Road area in opposition to the rezoning.

In rebuttal Mr. Long stated that his understanding from the Wayne Township Assessor's Office is that rezoning from RA to R-1 will have no tax implications whatsoever for the property owners. He stated that he felt that the residents may have received some misinformation regarding the taxes.

Bart Bunn, 1820 Reckeweg Road, appeared before the Commission in opposition to the rezoning. Mr. Bunn stated that he was afraid the rezoning would affect the property values. He stated that he felt it would diminish the value of the property because they would be unable to develop the property for multi-family use.

Mark Gensic questioned if someone from C&ED staff could answer Mr. Bunn's questions regarding property values.

Greg Purcell, Executive Director for C&ED appeared before the Commission. Mr. Purcell stated that generally speaking he did not think that the downzoning would have any affect on the tax rate or values of property in the area. He stated that he felt there would be a marginal impact in terms of tax of the assessed property

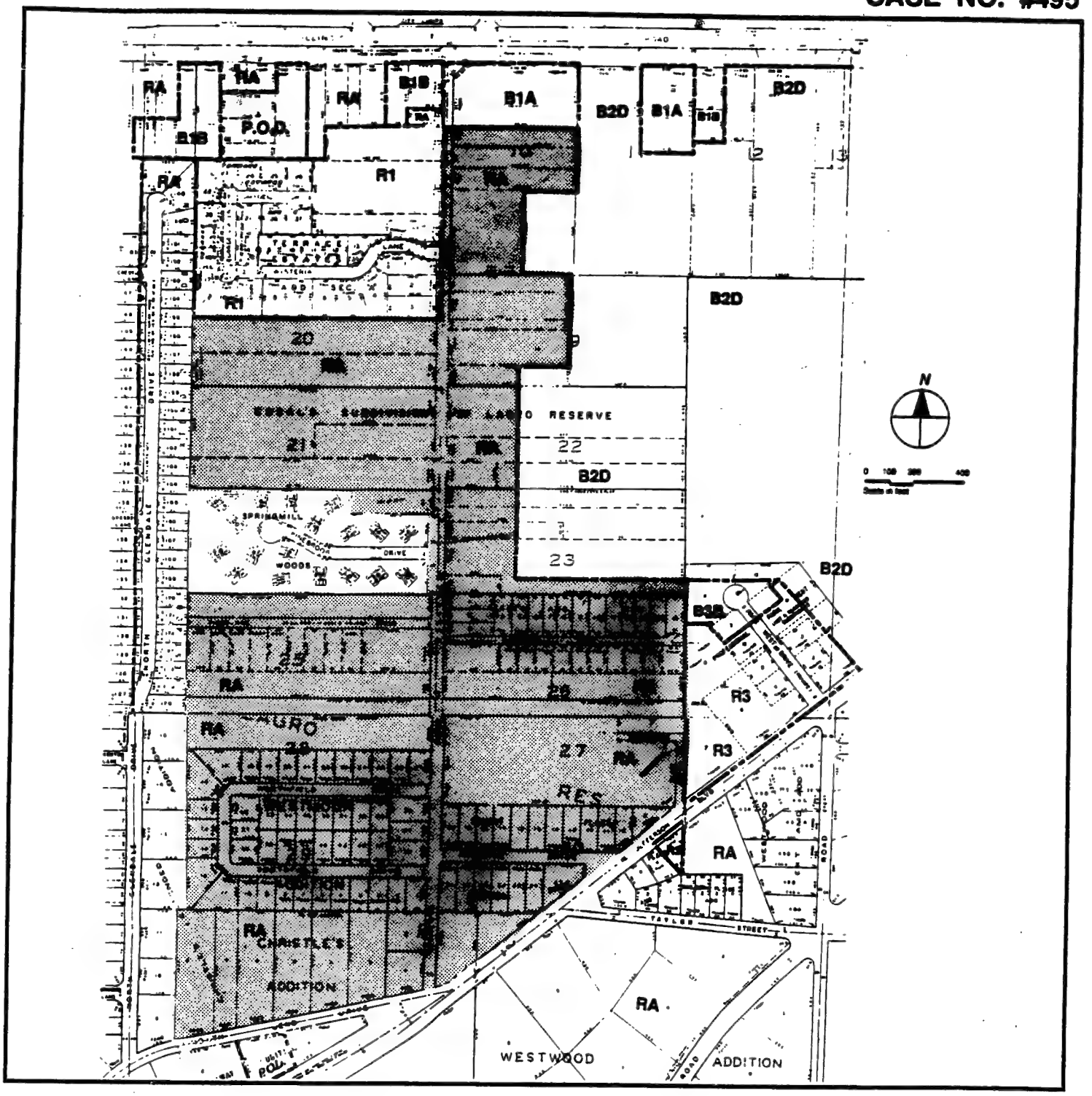
value. He stated that their might be a slightly higher opportunity to develop the property if it remained RA but R-1 still allows for development. He stated that the staff position on this is that the downzoning to R-1 makes sense, because it is consistent with the adjacent properties that are in the area and it is consistent with the comments that were made as part of the Apple Glen project with regard to downzoning on a parcel on Reckeweg Road, and that parcel is included in this petition.

There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning.

REZONING PETITION

AREA MAP

CASE NO. #495



COUNCILMANIC DISTRICT NO. 4

Map No. F-2 & F-3
LW 12-30-91

R1	One-Family	**B1**	Limited Business	**M1**	Light Industrial
R2	Two-Family	**B2**	Planned Shopping Center	**M2**	General Industrial
R3	Multi-Family	**B3**	General Business	**M3**	Heavy Industrial
RA/RB	Residential	**B4**	Roadside Business	**MHP**	Mobile Home Park
PUD	Planned Unit Dev.	**POD**	Professional Office District		

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on January 14, 1992 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated Bill No. Z-92-01-31; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on January 27, 1992.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Findings of Fact".

(1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;

(2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;

(3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;

(4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,

(5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held February 3, 1992.

Certified and signed this
4th day of February 1992.

Robert Hutner
Secretary

The Reckeweg Road Area Association/Neighborhood requests a change of zone from RA to R-1.

Location:	Reckeweg Road from West Jefferson north to within 300 feet of the Illinois Road right-of-way.		
Legal:	See file		
Land Area:	Approximately 102 acres of land.		
Zoning:	RA		
Surroundings:	North	R1/B1's	Residential/Commercial
	South	RA	Residential
	East	B2D/R3	Commercial/Office
	West	RA/R1	Residential
Reason for Request:	Preservation of neighborhood integrity.		
Neighborhood Assoc.:	Reckeweg Road Area Association		

Comprehensive Plan: The general land use policies of the Comprehensive Plan state that development proposals should be compatible with existing and planned land uses and should not establish an undesirable precedent in the area to be developed.

This property is located within the West Sector of the Outer Ring. The goal of the West Sector is to contain growth to the Urban Service Area.

The West Sector is primarily suited for residential development and some industrial development.

The down zoning of this area from RA to R-1 would help preserve the present residential uses in this area of Fort Wayne.

Neighborhood Plan: No comment.

Landscape: No comment.

Planning Staff Discussion:

This area is located west of the Apple Glen site. The predominate use within this area is single family residential even though some duplex and multi-family uses are in existence.

The area residents have expressed concerns for the future of their neighborhood in view of the development interests shown in the Apple Glen acreage, and the Illinois and Jefferson corridors. Most homes in the petitioned area are older well established and well maintained properties. The existing RA zoning would allow for duplex uses, multi-family uses, and some non-residential uses. Residents are concerned with preserving the integrity of the existing single family uses, and the safeguarding of existing property values.

The planning staff has looked at this area extensively, most recently in connection with a proposed Apple Glen rezoning issue. Staff is of the opinion that non-residential uses should not be allowed to encroach into the Reckeweg Road area proper, and that the existing uses should be supported to the maximum extent possible. The downzoning of this area represents a collective effort to preserve and protect this residential area. Approval would be consistent with established goals, thereby preserving property values and the character of developmental uses.

Recommendation: DO PASS for the following reasons:

1) Approval is consistent with the Comprehensive Plan, and with the existing condition and character of the area.

2) Approval would protect property values, and assist in the preservation of the character of uses in the area.

3) Approval represents the wishes of the majority of the property owners in the area.

OWNERS OF PROPERTY RA to R1

	NAME	ADDRESS	SIGNATURE
1	HECTOR GARCIA 5	4926 NORTH FIELD DR.	HECTOR GARCIA
2	CAROL GARCIA	4926 NORTHFIELD DR.	Carol Garcia
3	JANET HUFFMAN	4910 NORTHFIELD DR.	Janet Huffman
4	ROBERT HUFFMAN	4910 NORTHFIELD DR.	Robert E. Huffman
5	SHERRY HARTNETT 2-	4932 NORTH FIELD DR	Sherry A. Hartnett
6	Daniel M. Hartnett	4932 Northfield, Dr.	Daniel M. Hartnett
7	JIM McDONALD 5	5010 NORTHFIELD Dr	Jim McDonald
8	CAROLYN McDONALD KENNETH MEERS	5010 NORTHFIELD DR	Carolyn McDonald
9	Kenneth Meeks 5	5020 Northfield Dr	Kenneth Meeks
10	NELVA MEEKS Nelva Meeks	5020 NORTH FIELD	Nelva Meeks
11	BEATRICE MINNICK Beatrice Minnick 5-7	5025 NORTH FIELD	Beatrice Minnick
12	M.F. CLAPPER M.F. Clapper	5050 Northfield Dr.	M.F. Clapper
13	ELMER FOLK	2102 NORTHFIELD DR	Elmer L. Folk
14	MARY FOLK 2	2102 NORTHFIELD DR.	Mary Folk
15	Thomas Dressler	2112 Southfield Dr.	Thomas Dressler
16	ELEANOR TREON Eleanor Treon	2122 Southfield Dr	Eleanor Treon
17	EDWIN TREON	2122 Southfield Dr	Edwin L. Treon
18	Therese L. Huttsell	5017 Southfield Dr.	THERESE L. HUTTSELL
19	VICTOR E. HUTTSELL	5017 Southfield Dr.	Victor E. Huttsell
20	DELBERT DENNIS Delbert Dennis	4921 Southfield	Delbert Dennis
21	DELORES DENNIS Delores Dennis	4921 Southfield	Delores Dennis
22	Kay Otis Kay Otis	4933 Northfield	Kay Otis

OWNERS OF PROPERTY

	PRINT NAME	ADDRESS	SIGNATURE
23	Tammy Sprunger TAMMY SPRUNGER	5011 Northfield Dr.	Tammy Sprunger
24	Steve Sprunger STEVE SPRUNGER	5011 Northfield Dr.	S. Sprunger
25	JIM BAKEWIND 10/06	5002 Northfield Dr.	
26	Richard Swaidner	2101 Northfield	Richard Swaidner
27	Martha Swaidner MARTHA SWAIDNER	2101 Northfield	Martha Swaidner
28	BETH BOHANNON	5024 SOUTHFIELD	Beth Bohannon
29	Kirk Walker KIRK WALKER	5008 Southfield DR	
30	JOHN SNYDER	5004 SOUTH FIELD	

Parcel "A"

Part of Lot #10 in Samuel Edsall's Subdivision of Lagro Reserve, Section 8, Township 30 North, Range 12 East, Allen County, Indiana more particularly described as follows: Commencing at the Northeast corner of Lot #10 in Edsall's Subdivision of Lagro Reserve; thence South 0 degrees 19 minutes 45 seconds East along the East line of said Lot #10 a distance of 75 feet to a point on the South right-of-way line of Illinois Rd.; thence South 0 degrees 19 minutes 45 seconds East along the East line of said Lot #10 a distance of 242.1 feet to the point of beginning. BEGINNING at the above described point; thence South 89 degrees 05 minutes 18 seconds West a distance of 475.89 feet to the East right-of-way line of Reckeweg Road and said point also being 25' East of the West line of said lot; thence South 0 degrees 20 minutes 08 seconds East a distance of 597.9 feet to a point on the East right-of-way line of Reckeweg Road and a point on the South line of Lot #10; thence North 89 degrees 05 minutes 18 seconds East to a point located on the South line of Lot #10 and located 295 feet East of the West line of said lot; thence North 0 degrees 20 minutes 08 seconds West a distance of 340 feet; thence North 89 degrees 05 minutes 18 seconds East and parallel to said South line a distance of 216.55 feet; thence North 0 degrees 20 minutes 08 seconds a distance of 257.9 feet to the point of beginning. Parcel containing 4.2 acres of land, more or less.

Parcel "B"

Part of Lot #19 in Samuel Edsall's Subdivision of Lagro Reserve , Section 8, Township 30 North, Range 12 East, Allen County, Indiana, and more particularly described as follows to wit: COMMENCING at the Southwest corner of said Lot #19; thence North 89 degrees 30 minutes East a distance of 25 feet to a point on the East right-of-way line of Reckeweg Road and also the South line of said Lot #19 and the point of beginning; BEGINNING at the said point of beginning North 89 degrees 30 minutes East along the South line of said lot a distance of 270.00 feet; thence North 0 degrees 20 minutes 08 seconds West and parallel to the West line of said lot a distance of 89.26 feet; thence North 89 degrees 30 minutes East and parallel to the South line of said lot a distance 194.54 feet; thence North 0 degrees 20 minutes 08 seconds West and parallel to the West line of said lot a distance of 370.74 feet to the Southeast corner of Lot #10 of Edsall's Subdivision of Lagro Reserve ; thence South 89 degrees 05 minutes 18 seconds West along the North line of Lot #19 to a point on the East right-of-way line of Reckeweg Road and said point also being 25 feet East of the Northwest corner of said lot: thence South along the East right-of-way line of Reckeweg Road to the point of beginning. Parcel containing 4.6 acres of land, more or less

Parcel "C"

Part of Lot #22 in Samuel Edsall's Subdivision of Lagro Reserve, Section 8, Township 30 North, Range 12 East, Allen County, Indiana, and more particularly described as follows, to wit: COMMMENCING at the Northwest corner of Lot #22 of Edsall's Subdivision of Lagro Reserve; thence North 89 degrees 30 minutes East along the North line of Lot #22 a distance of 25 feet to the East right-of-way of Reckeweg Road also known as the point of beginning. BEGINNING at the said point of beginning; thence on and along the North line of said lot North 89 degress 30 minutes East a distance of 270.00 feet; thence parallel to the East right-of-way line of said road bearing South 0 degrees 20 minutes 08 seconds East a distance of 436.32 feet to a point on the South line of Lot #22 and situated 270.00 feet from the East right-of-way line of Reckeweg Road; thence South 89 degrees 30 minutes West a distance of 270.00 feet along the South line of said lot to a point situated on the East right-of-way line of Reckeweg Road; thence North along the East right-of-way line of Reckeweg Road to the point of beginning. Parcel containing 2.7 acres of land, more or less.

Parcel "D"

Part of Lot #23 in Samuel Edsall's Subdivision of Lagro Reserve, Section 8, Township 30 North, Range 12 East, Allen County, Indiana, and more particularly described as follows, to wit: COMMENCING at the Northwest corner of said Lot #23; thence North 89 degrees 21 minutes 28 seconds East on and along the North line of said Lot #23 a distance of 25 feet to a point situated on the East right-of-way line of Reckeweg Road also known as the point of beginning. BEGINNING at the said point of beginning North 89 degrees 21 minutes 28 seconds East on and along the North line of said Lot #23 a distance of 270.00 feet; thence South parallel to the East right-of-way line of Reckeweg Road bearing South 0 degrees 20 minutes 08 seconds East a distance of 314.54 feet to a point situated 270.00 feet East of the right-of-way line of Reckeweg Road; thence North 89 degrees 30 minutes 18 seconds East and parallel to the North line of Fleck's Subdivision as recorded in Plat Book 15, Page 58, a distance of 685.55 feet to a point located on the East line of Lot #23; thence South 0 degrees 42 minutes 0 seconds East along the East line of said Lot #23 a distance of 131.18 feet to the Northeast corner of Fleck's Subdivision; thence South along the East line of Lot #26 of Edsall's Subdivision of Lagro Reserve a distance of 435.00 feet to the Southeast corner of said Lot #26; thence Westerly along the South line of said Lot #26 a distance of 960.2 feet to a point on the East right-of-way line of Reckeweg Road and said point being 25 feet East of Southwest corner of Lot #26; thence North along the East right-of-way line of Reckeweg Road to the Northwest corner of Fleck's Subdivision as recorded in Plat Book

15, Page 58, a distance of 437.00 feet; thence North along said East right-of-way line to the point on the North line of Lot #23 of Edsall's Subdivision of Lagro Reserve also known as the point of beginning. Parcel containing 14.4 acres of land, more or less.

Parcel "E"

Part of Lot #27 & Lot #30 of Samuel Edsall's Subdivision of Lagro Reserve, Section 8, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit: COMMENCING at the Northwest corner of Lot #27 of said subdivision East on and along the North line of Lot #27 a distance of 25 feet to a point on the East right-of-way line of Reckeweg Road also known as the point of beginning. BEGINNING at the said point of beginning; thence East on and along the North line of Lot #27 a distance of 960.2 feet to the Northeast corner of Lot #27; thence South on and along the East line of said lot a distance of 435.4 feet to the Southeast corner of Lot #27; thence West on and along the South line of Lot #27 a distance of 30 feet to a point on the North right-of-way line of West Jefferson Blvd. also known as the Northeast corner of Lot #9 of the Summit Place Addition as recorded in Plat Book 12, Page 35; thence in a Southwesterly direction on and along the North right-of-way line of West Jefferson Blvd. a distance of 220.8 feet to a point on the West property line of Lot #9 of said Summit Place Addition; thence South on said right-of-way line a distance of 8.9 feet; thence in a Southwesterly direction on and along said right-of-way line a distance of 66.9 feet to a point on the North right-of-way line of Palatine Drive; thence West on and along said North right-of-way line a distance of 718.3 feet to a point on the East right-of-way line of Reckeweg Road; thence North on and along the East right-of-way of Reckeweg Road a distance of 625.6 feet to the North line of Lot #27 of Edsall's Subdivision of Lagro Reserve and the point of beginning. Parcel containing 13.6 acres of land, more or less.

Parcel "F"

Part of Lot #30 of Samuel Edsall's Subdivision of Lagro Reserve, Section 8, Township 30 North, Range 12 East, Allen County, Indiana, more particularly described as follows, to wit: COMMENCING at the Northwest corner of said Lot #30; thence East on and along the North line of said lot a distance of 25 feet to a point on the East right-of-way line of Reckeweg Road and said point also being the Northwest corner of Lot #20 of Summit Place Addition as recorded in Plat Book 12, Page 35; thence South on and along the East right-of-way line of Reckeweg Road a distance of 240 feet to a point on the South right-of-way line of Palatine Drive also known as the Northwest corner of Lot #21 of said Summit Place Addition and the point of beginning. BEGINNING at said point of beginning; thence South on and along the East right-of-way line of Reckeweg Road to a point on the North right-

of-way line of North Bend Drive; thence Northeasterly along said right-of-way line to a point on the North right-of-way line of West Jefferson Blvd.; thence Northeasterly on and along the North right-of-way line of West Jefferson Blvd. to a point on the East property line of Lot #27 of Summit Place Amended Addition as recorded in Plat Book 15, Page 28; thence North on and along the East property line of Lot #27 a distance of 36.3 feet to the South right-of-way line of Palatine Drive and the Northeast corner of said lot; thence West on and along the South right-of-way line of Palatine Drive a distance of 590.5 feet to a point on the East right-of-way line of Reckeweg Road and Northwest corner of Lot #21 of Summit Place Addition as described above as the point of beginning. Parcel containing 3.5 acres of land, more or less.

Parcel "G"

Part of Christle's Extended Addition and Christle's Addition, Section 8, Township 30 North, Range 12 East, Allen County, Indiana more particularly described as follows, to wit: COMMENCING at the Northwest corner of Lot #20 of Summit Place Addition as recorded in Plat Book 12, Page 35; thence South on and along the East right-of-way line of Reckeweg Road a distance of 435.00 feet to the South line of Lagro Reserve; thence West on and along the South line of Lagro Reserve a distance of 50 feet to the West right-of-way line of Reckeweg Road also known as the Northeast corner of Lot #2 of Christle's Addition as recorded in Plat Book 15, Page 85, and the point of beginning; BEGINNING at the above mentioned point of beginning; thence continuing West on and along the South line of Lagro Reserve a distance of 996.00 feet to the Northwest corner of Lot #8 of Christle's Extended Addition as recorded in Plat Book 16B, Page 180; thence South on and along the West property line of said lot a distance of 533.00 feet to the North right-of-way line of North Bend Drive and the Southwest corner of said Lot #8; thence on and along the North right-of-way line of North Bend Drive a distance of 1014.20 feet to the West right-of-way line of Reckeweg Road also known as the Southeast corner of Lot #1 of Christle's Addition as recorded in Plat Book 15, Page 85; thence North on and along the West right-of-way line of Reckeweg Road a distance of 317.20 feet to the Northeast corner of Lot #2 of said addition and the point of beginning. Parcel containing 9.7 acres of land, more or less.

Parcel "H"

Part of Lot #28 and Lot #29 of Samuel's Edsall Addition of Lagro Reserve, Section 8, Township 30 North, Range 12 East, Allen County, Indiana more particularly described as follows, to wit:

COMMENCING at a point on the East right-of-way line of Reckeweg Road also known as the Northwest corner of Lot #20 of Summit Place Addition as recorded in Plat Book 12, Page 35; thence South on and along the East right-of-way line of Reckeweg Road a distance of 435.00 feet to the South line of Lagro Reserve; thence West on and along the South line of Lagro Reserve a distance of 50 feet to the West right-of-way line of Reckeweg Road and the Northeast corner of Lot #2 of Christle's Addition as recorded in Plat Book 15, Page 85 also known as the point of beginning; BEGINNING at said point of beginning; thence West on and along the South line of Lot #29 of Edsall's Subdivision of Lagro Reserve a distance of 959.00 feet; thence North on and along the West line of said lot and the West line of Westmoor Addition as recorded in Plat Book 19, Page 147 a distance of 649.50 feet to the Northwest corner of Lot #16 of said addition; thence East on and along North line of said addition a distance 972.00 feet to the West right-of-way line of Reckeweg Road also known as the Northeast corner of Lot #27 of said addition; thence South on and along the West right-of-way line of Reckeweg Road a distance of 654.7 feet to the Southeast corner of Lot #1 of said addition and the point of beginning. Parcel containing 14.4 acres of land, more or less.

Parcel "I"

Part of Lot #28 and Lot #25 of Samuel Edsall's Subdivision of Lagro Reserve, Section 8, Township 30 North, Range 12 East, Allen County, Indiana more particularly described as follows, to wit: COMMENCING at a point on the East right-of-way line of Reckeweg Road also known as the Northwest corner of Lot #20 of Summit Place Addition as recorded in Plat Book 12, Page 35; thence South on and along the East right-of-way line of Reckeweg Road a distance of 435.00 feet to the South line of Lagro Reserve; thence West on and along the South line of Lagro Reserve a distance of 50 feet to the West right-of-way line of Reckeweg Road and the Northeast corner of Lot #2 of Christle's Addition as recorded in Plat Book 15, Page 85, thence West on and along the South line of Lot #29 of Edsall's Subdivision of Lagro Reserve a distance of 959.00 feet; thence North on and along the West line of said lot also known as the West line of Westmoor Addition as recorded in Plat Book 19, Page 147 a distance of 649.50 feet to the Northwest corner of Lot #16 of said addition also known as the point of beginning; BEGINNING at said point of beginning, thence North on and along the West property line of Lot #28 and Lot #25 of Edsall's Subdivision of Lagro Reserve to a point known as the Northwest corner of Lot #25 of said subdivision; thence East on and along the North line of said Lot #25 a distance of 976.00 feet to a point located on the West right-of-way line of Reckeweg Road situated 25 feet West of the Northeast corner of said Lot #25 of said subdivision; thence South on and along the West right-of-way line of said road to a point situated on the Northeast corner of Lot #27 of Westmoor Addition as recorded in

Plat Book 19, Page 147; thence West on and along the North line of said addition a distance of 972.00 feet to the point of beginning. Parcel containing 15 acres of land, more or less.

Parcel "J"

Part of Lot #21 and Lot #20 of Samuel Edsall's Subdivision of Lagro Reserve, Section 8, Township 30 North, Range 12 East, Allen County, Indiana more particularly described as follows, to wit: COMMENCING at the Northwest corner of Lot #25 of Edsall's Subdivision of Lagro Reserve; thence North on and along the West line of Lot #24 of said subdivision a distance of 435.6 feet to a point on the South line of Lot #21 also known as the Southwest corner of Lot #21 of said subdivision and the point of beginning; BEGINNING at said point of beginning; thence East on and along the South line of said lot a distance of 650.00 feet; thence South and parallel to the West right-of-way line of Reckeweg Road a distance of 108.9 feet; thence East and parallel to the South line of said Lot #21 a distance 327.14 feet to a point on the West right-of-way line of Reckeweg Road; thence North on and along the West right-of-way line of Reckeweg Road a distance of 832.3 feet to a point on the Southeast corner of Lot #3 of Terrace Estates Addition Sec. "A" as recorded in Plat Book 29, Pages 47-49; thence West on and along the South line of said addition a distance of 975.58 feet to a point on the Southwest corner of Lot #16 of Terrace Estates Addition Sec. "B" as recorded in Plat Book 29, Page 105, this point also situated on the West line of Lagro Reserve; thence South on and along the West line of Lagro Reserve a distance of 722.9 feet to the Southwest corner of Lot #21 of Edsall's Subdivision of Lagro Reserve and the point of beginning. Parcel containing 20 acres of land, more or less.

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on January 14, 1992 referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated Bill No. Z-92-01-31; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on January 27, 1992.

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that this ordinance be returned to the Common Council with a DO PASS recommendation based on the Commission's following "Findings of Fact".

(1) the grant will not be injurious to the public health, safety, morals, and general welfare of the community;

(2) the use or value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner;

(3) the need for the rezoning arises from some condition peculiar to the property involved and the condition is not due to the general conditions of the neighborhood;

(4) the strict application of the terms of the zoning ordinance will constitute an unusual and unnecessary hardship if applied to the property for which the rezoning is sought; and,

(5) the grant does not interfere substantially with the comprehensive plan adopted under the 500 series of the metropolitan development law.

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held February 3, 1992.

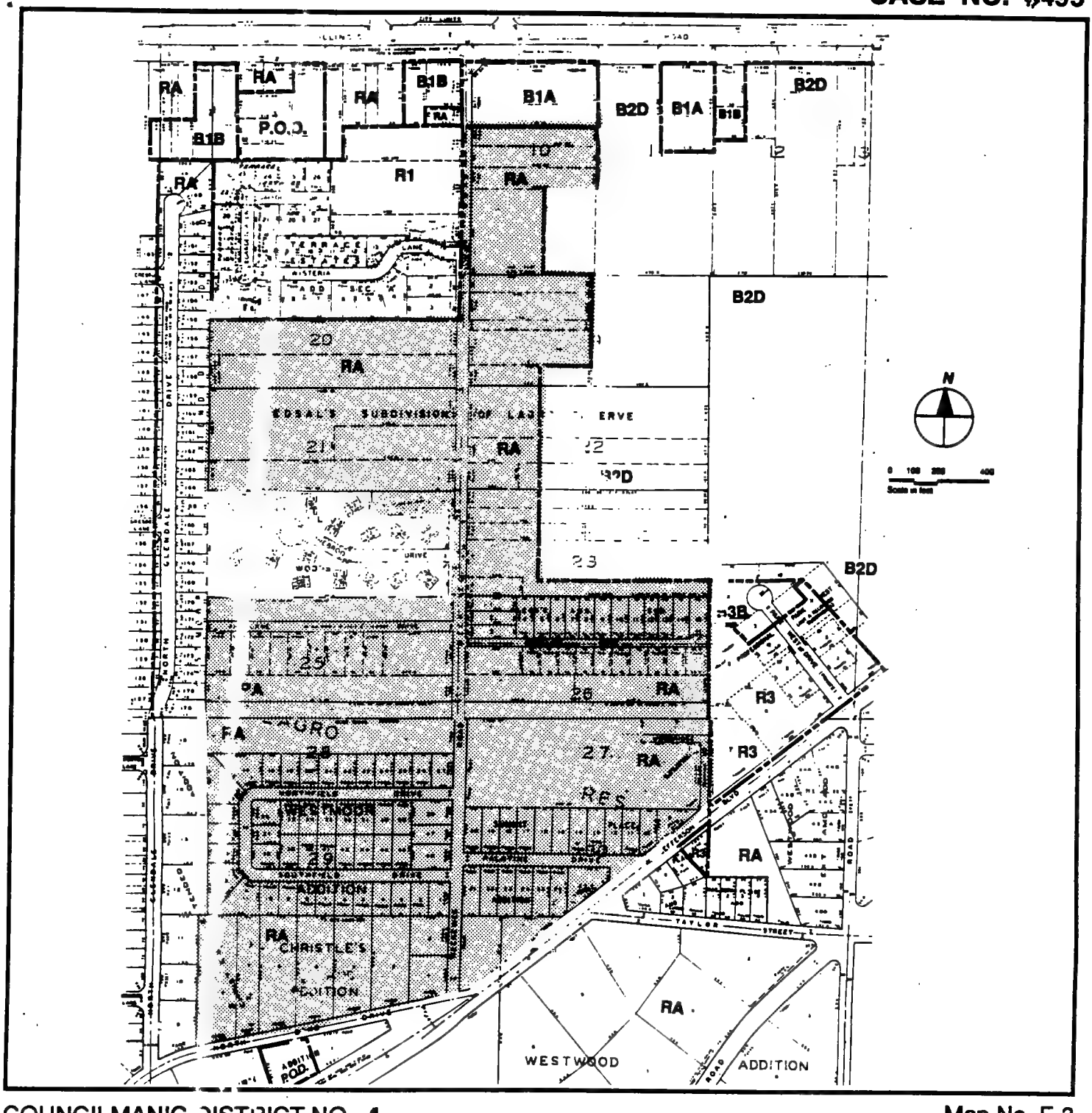
Certified and signed this
4th day of February 1992.

Robert Hutner
Secretary

REZONING PETITION

AREA MAP

CASE NO. #495



COUNCILMANIC DISTRICT NO. 4

Map No. F-3
LW 12-30-91

R1	One-Family	**B1**	Limited Business	**M1**	Light Industrial
R2	Two-Family	**B2**	Planned Shopping Center	**M2**	General Industrial
R3	Multi-Family	**B3**	General Business	**M3**	Heavy Industrial
RA/RB	Residential	**B4**	Roadside Business	**MHP**	Mobile Home Park
PUD	Planned Unit Dev.	**POD**	Professional Office District		

BILL NO. Z-92-01-31

REPORT OF THE COMMITTEE ON REGULATIONS

CLETUS R. EDMONDS, CHAIRMAN
JANET G. BRADBURY, VICE CHAIRWOMAN
RAVINE, TALARICO, SCHMIDT

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM

WAS REFERRED AN (ORDINANCE) (RESOLUTION) _____

HAVE HAD SAID (ORDINANCE) (RESOLUTION) UNDER CONSIDERATION AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID (ORDINANCE) (RESOLUTION) _____

DO PASS	DO NOT PASS	ABSTAIN	NO REC
C R Edmonds			
J G Bradbury			
[illegible] Talarico			
[illegible]			

DATED:

Sandra E. Kennedy
City Clerk

FACT SHEET

Z-92-01-31
BILL NUMBER

Division of Community Development & Planning

BRIEF TITLE
Zoning Ordinance Amendment
RA to R-1

APPROVAL DEADLINE

REASON

DETAILS

Specific Location and/or Address
Reckeweg Road from W Jefferson north to within 300 feet of the Illinois Rd right-of-way.

Reason for Project
Preservation of neighborhood integrity.

Discussion (Including relationship to other Council actions)

January 27, 1992 - Public Hearing

(See Attached Minutes of Meeting)

February 3, 1992 - Business Meeting

Motion was made and seconded to return the ordinance to the Common Council with a DO PASS recommendation.

Of the six (6) members present, six (6) voted in favor of the motion.

Motion carried.

POSITIONS	RECOMMENDATIONS
Sponsor	City Plan Commission
Area Affected	**City Wide** **Other Areas**
Applicants/ Proponents	**Applicant(s)** Reckeweg Road Area Associati **City Department** **Other**
Opponents	**Groups or Individuals** Cloyd Eloph, 1522 Reckeweg R Bart Bunn, 1820 Reckeweg Rd **Basis of Opposition** -rezoning would decrease property values
Staff Recommendation	[X] For [ ] Against **Reason Against**
Board or Commission Recommendation	**By** [X] For [ ] Against [ ] No Action Taken [ ] For with revisions to conditions (See Details column for conditions
CITY COUNCIL ACTIONS (For Council use only)	[ ] Pass [ ] Other [ ] Pass (as amended) [ ] Hold [ ] Council Sub. [ ] Do not pass

DETAILS

POLICY/PROGRAM IMPACT

Policy or Program Change	☐ No ☐ Yes
Operational Impact Assessment	

(This space for further discussion)

Project Start Date 19 December 1991

Projected Completion or Occupancy Date 5 February 1992

Fact Sheet Prepared by Date 5 February 1992

Patricia Biancaniello

Reviewed by Date

5 FEBRUARY 1992

Reference or Case Number

Bill No. Z-92-01-31 - Change of Zone #495
From RA to R-1
Reckeweg Road area North of Jefferson Blvd., and South of Wisteria Lane.

Ms. Laurene Hilgeman, 1741 Reckeweg Road, appeared before the Commission as a member of the Reckeweg Road Area Association and for Ray Anderson, President of the Reckeweg Road Area Association. Ms. Hilgeman stated that the reason for the request is due to the fact that the current zoning allows for multi-family housing and they want to reverse this trend in order to maintain the single family residential character of the area. She stated that the area is mostly single family at the present. She stated that they also feel that this reclassification will protect their property values. She stated that Terrace Estates which is one of the sections of the Association was just recently rezoned to R-1 for the same reasons. She stated that she was concerned with the changes in the area.

David Long, Councilman for the 4th District, appeared before the Commission. Mr. Long spoke in favor of the rezoning classification. He stated that he felt the area was quite fragile as far as where its future is going. He stated he felt this rezoning effort would impact the area for future generations.

Tom Hayhurst, representing CORE (Citizen's Organized for Responsible Enterprise) appeared before the Commission. Mr. Hayhurst stated that they supported the downzoning.

Cloyd Eloph, 1522 Reckeweg Road, appeared before the Commission in opposition to the rezoning. Mr. Eloph stated that he was concerned that the rezoning would raise his taxes. Mr. Eloph presented the Commission with a petition signed by seventeen (17) residents of the Reckeweg Road area in opposition to the rezoning.

In rebuttal Mr. Long stated that his understanding from the Wayne Township Assessor's Office is that rezoning from RA to R-1 will have no tax implications whatsoever for the property owners. He stated that he felt that the residents may have received some misinformation regarding the taxes.

Bart Bunn, 1820 Reckeweg Road, appeared before the Commission in opposition to the rezoning. Mr. Bunn stated that he was afraid the rezoning would affect the property values. He stated that he felt it would diminish the value of the property because they would be unable to develop the property for multi-family use.

Mark Gensic questioned if someone from C&ED staff could answer Mr. Bunn's questions regarding property values.

Greg Purcell, Executive Director for C&ED appeared before the Commission. Mr. Purcell stated that generally speaking he did not think that the downzoning would have any affect on the tax rate or values of property in the area. He stated that he felt there would be a marginal impact in terms of tax of the assessed property

value. He stated that their might be a slightly higher opportunity to develop the property if it remained RA but R-1 still allows for development. He stated that the staff position on this is that the downzoning to R-1 makes sense, because it is consistent with the adjacent properties that are in the area and it is consistent with the comments that were made as part of the Apple Glen project with regard to downzoning on a parcel on Reckeweg Road, and that parcel is included in this petition.

There was no one else present who wished to speak in favor of or in opposition to the proposed rezoning.

#495

ORIGINAL

ORIGINAL

DIGEST SHEET

TITLE OF ORDINANCE Zoning Ordinance Amendment

DEPARTMENT REQUESTING ORDINANCE Land Use Management - C&ED

SYNOPSIS OF ORDINANCE Reckeweg Road area between Wisteria Lane at the North end and Jefferson Boulevard at the South end.

Z-92-01-31

EFFECT OF PASSAGE Property is currently zoned RA - Suburban Residential District. Property will become R-1 - Single Family Residential District.

EFFECT OF NON-PASSAGE Property will remain RA - Suburban Residential District.

MONEY INVOLVED (Direct Costs, Expenditures, Savings)

(ASSIGN TO COMMITTEE (J.N.)